

# RAINSFORD

## COURTHOUSE RESEARCH SHEET

DEED ☒ MORTGAGE ☐ PLAT ☐ RESTRICTIONS ☐ EASEMENT ☐ OTHER ☐  
 Property Owner \_\_\_\_\_ Acreage 113.4  
 Book 74, Page 106, County McCORMICK State S.C.

### References:

Date: \_\_\_\_\_

Recorded: 11/26/85

Plat Book 4 Page 9  
 Deed Book BK 38 Page 129

From: GEORGE LYNWOOD RAINSFORD To: RAINSFORD & SONS  
a GENERAL PARTNERSHIP

### Notes:

*George withdrew from the partnership and sold his share of properties to the Partnership.*

Checked by: \_\_\_\_\_

DEED ☒ MORTGAGE ☐ PLAT ☐ RESTRICTIONS ☐ EASEMENT ☐ OTHER ☐  
 Property Owner \_\_\_\_\_ Acreage 113.4  
 Book 38, Page 129, County \_\_\_\_\_ State \_\_\_\_\_

### References:

Date: 1/15/75

Recorded: 2/27/75

Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
 Deed Book 22 Page 16

From: JOHN RAINSFORD, JR To: RAINSFORD & SONS

### Notes:

Checked by: \_\_\_\_\_

DEED ☒ MORTGAGE ☐ PLAT ☐ RESTRICTIONS ☐ EASEMENT ☐ OTHER ☐  
 Property Owner \_\_\_\_\_ Acreage 113.4  
 Book 22, Page 16, County \_\_\_\_\_ State \_\_\_\_\_

### References:

Date: 8/24/54

Recorded: 9/1/54

Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
 Deed Book 22 Page 15

From: ALLENE S. RAINSFORD To: JOHN RAINSFORD, JR.

### Notes:

Checked by: \_\_\_\_\_



# RAINSFORD

## COURTHOUSE RESEARCH SHEET

DEED ☒ MORTGAGE ☐ PLAT ☐ RESTRICTIONS ☐ EASEMENT ☐ OTHER ☐  
Property Owner \_\_\_\_\_ Acreage 114 moun len (113.4)  
Book 22, Page 15, County \_\_\_\_\_ State \_\_\_\_\_

Date: 8/21/54

### References:

Recorded: 9/1/54

Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Book \_\_\_\_\_ Page \_\_\_\_\_

From: ALLENE RAINSFORD, EXECUTRIX To: ALLENE RAINSFORD

JOHN RAINSFORD, JR., ADMINISTRATOR

Notes: OF WILL OF H.A. SMITH

H.A. SMITH WILL PROBATED 7/8/34

RECORDED: WILL BOOK "I" PAGE 297.

H.A. SMITH DID NOT PURCHASE BEFORE CHANGE OF COUNTY (CHECK  
EDGEFIELD Co.) ~~24 110 lot~~ MD82- 78, 79

~~21-664 lot~~  
~~22-447 wrong place~~  
~~79-519, 108 74~~

Checked by: \_\_\_\_\_

213  
22  
43

DEED ☐ MORTGAGE ☐ PLAT ☐ RESTRICTIONS ☐ EASEMENT ☐ OTHER ☐  
Property Owner \_\_\_\_\_ Acreage \_\_\_\_\_  
Book \_\_\_\_\_, Page \_\_\_\_\_, County \_\_\_\_\_ State \_\_\_\_\_

### References:

Date: \_\_\_\_\_

Recorded: \_\_\_\_\_

Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Book \_\_\_\_\_ Page \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

Notes: \_\_\_\_\_

Checked by: \_\_\_\_\_

DEED ☐ MORTGAGE ☐ PLAT ☐ RESTRICTIONS ☐ EASEMENT ☐ OTHER ☐  
Property Owner \_\_\_\_\_ Acreage \_\_\_\_\_  
Book \_\_\_\_\_, Page \_\_\_\_\_, County \_\_\_\_\_ State \_\_\_\_\_

### References:

Date: \_\_\_\_\_

Recorded: \_\_\_\_\_

Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Book \_\_\_\_\_ Page \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

Notes: \_\_\_\_\_

Checked by: \_\_\_\_\_

Deed Bk 74, 106

Recorded 11/26/85

STATE OF SOUTH CAROLINA:

: TITLE TO REAL ESTATE

COUNTY OF EDGEFIELD AND:

COUNTY OF McCORMICK:

WHEREAS the below described property was heretofore conveyed to Rainsford and Sons, A General Partnership then consisting of John Rainsford, III, Thomas Benjamin Rainsford, and George Lynwood Rainsford; and

WHEREAS George Lynwood Rainsford has withdrawn from the partnership and no longer claims an interest in the below described partnership property and desires, by this deed, to memorialize this fact;

NOW, THEREFORE, Know all Men by these Presents, That I, GEORGE LYNWOOD RAINSFORD in the State aforesaid for and in consideration of the sum of One and no/100 (\$1.00) Dollar to me paid by Rainsford and Sons, A General Partnership consisting of John Rainsford, III and Thomas Benjamin Rainsford in the State aforesaid, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Rainsford and Sons, A General Partnership consisting of John Rainsford, III and Thomas Benjamin Rainsford, its successors, heirs, and assigns, the following described property, to wit:

EDGEFIELD COUNTY PROPERTY:

All and singular, that certain piece, parcel or tract of land, situate, lying and being in the County of Edgefield, State of South Carolina, containing One thousand Eight (1,008) acres, more or less, as shown on a plat prepared by S. M. Gladstone, R. L. S., dated October, 1954, and recorded in the office of the Clerk of Court for Edgefield County, South Carolina in Judgment Roll 16,805. Said plat is incorporated in, and made a part and parcel of, this description by reference thereto. Said property is bounded, now or formerly, generally as follows: on the NORTH by lands of Champion Paper and Fiber Company, Albert D. Bartley, and right-of-way of South Carolina Highway #283; on the EAST by lands of E. T. Lamb and by lands of T. L. Mims; on the SOUTH by lands of W. G. Yarborough, by Beaverdam Creek, and by lands of Champion Paper and Fiber Company; and on the WEST by lands of Lula Bussey, et al, and by Tract No. 3 described hereinbelow.

This being a portion of the property conveyed unto Rainsford and Sons by deed of Thomas Benjamin

Rainsford, George L. Rainsford, and John Rainsford, III, all three deeds being dated February 6, 1981, and being recorded in the office of the Clerk of Court for Edgefield County, South Carolina in Deed Book 54, Pages 173, 174 and 175 respectively.

All and singular, that certain piece, parcel or tract of land, situate, lying and being within the County of Edgefield, State of South Carolina, containing Twenty Seven and Five Tenths (27.5) acres, more or less, as will more fully appear by reference to a plat prepared by M. E. Reames, R. L. S., dated April 17, 1953, and recorded in the office of the Clerk of Court for Edgefield County, South Carolina, in Plat Book 10, Page 99, whereon the herein described premises appears as Tract "A". Said plat is incorporated in, and made a part and parcel of this description by reference thereto. Said property is bounded generally as follows: on the NORTH by lands formerly of John Rainsford, now owned by Rainsford and Sons; on the EAST by lands formerly of John Rainsford, now owned by Rainsford and Sons; on the SOUTH by Tract "B" appearing on said plat, now owned by Rainsford and Sons; and on the WEST by lands formerly of Charlie Garrett, now owned by Rainsford and Sons.

This being a portion of the property conveyed unto Rainsford and Sons by deeds of Thomas Benjamin Rainsford, George L. Rainsford, and John Rainsford, III, all three deeds being dated February 6, 1981, and being recorded in the office of the Clerk of Court for Edgefield County, South Carolina in Deed Book 54, Pages 173, 174 and 175 respectively.

All that certain piece, parcel or tract of land, situate, lying and being in the County of Edgefield, State of South Carolina, containing 253.8 acres and being bounded on the NORTH by lands of Continental Forest Industries; on the NORTH and NORTHEAST by lands of Catawba Newsprint Company; on the EAST and SOUTHEAST by lands of M. H. Mims; on the SOUTHEAST by lands of Chester Brighthop, Jr.; on the SOUTH by lands of International Paper Company; and on the SOUTHWEST and WEST by lands of John Rainsford, Jr. Subject property is shown on plats of a 188.8 acre tract prepared for Canal Wood Corporation by M. E. Reames, R. L. S., dated September 24, 1964 and recorded in Plat Book 15, Page 78, records of the office of the Clerk of Court for Edgefield County, South Carolina, and a 65 acre tract as shown on a plat prepared for Canal Industries Incorporated by H. M. Brown, R. L. S., dated July 29, 1971 and recorded in Plat Book 19, Page 79, records of Edgefield County, South Carolina; both plats being incorporated herein by reference thereto for more complete and accurate description as to the metes, bounds and location.

This being the identical property conveyed to Rainsford and Sons by deed of Canal Industries, Inc., dated October 22, 1980, and recorded in the office of the Clerk of Court for Edgefield County, South Carolina in Deed Book 83, Page 77.

All that singular, all that certain piece, parcel or tract of land, situate, lying and being in the County of Edgefield, State of South Carolina, and containing Seven Hundred Sixty Eight (768) acres, more or less, and being designated as Tract No. 2 on a plat of M. E. Reames, R. L. S., dated October 13, 1956, and recorded in the office of the Clerk of Court for Edgefield County, South Carolina in Plat Book 11, Page 56. Said property being bounded on the NORTH by lands of Mary Lilly W. Eaves, lands of Margaret Wells, lands of Mrs. Catherine W. Berry, and lands of Mrs. Bessie R. Yarbrough; on the EAST by lands of U. S. Plywood Champion Paper Company, Inc., lands of Thomas H. Rainsford, and lands of Mary C. Rainsford; and on the SOUTH by lands of Mary C. Rainsford.

LESS AND EXCLUDING THEREFROM THE FOLLOWING:

All that certain piece, parcel or tract of land, situate, lying and being within the County of Edgefield, State of South Carolina, containing Thirty Six and Fifteen Hundredths (36.15) acres, more or less, as is more fully shown on a plat prepared by Rainsford and Sons by C. Ashley Abel, R. L. S., dated August 22, 1979, which said plat is incorporated herein by reference thereto for a more complete description as to metes, bounds and location, said plat being recorded in Plat Book 23, Page 230, records of Edgefield County, South Carolina.

This being the identical property conveyed to Rainsford and Sons, A General Partnership, by deed of John Rainsford, Jr., dated January 3, 1975, and recorded in the office of the Clerk of Court for Edgefield County, South Carolina in Deed Book 65, Page 111, less a conveyance of 36.15 acres made to James R. Montgomery, et al, on September 27, 1979, as will appear by reference to a deed recorded in the aforesaid office in Deed Book 80, Page 94.

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Moss Township, Edgefield County, South Carolina, containing Three Hundred Seventy Three (373) acres, as shown by plat of same made by M. E. Reames, R. L. S., dated May 19, 1961 and recorded in Plat Book 15, Page 102 in the office of the Clerk of Court for Edgefield County, South Carolina, and bounded on the NORTH by lands of G. T. Burton Estate, Mae W. Byrd, now or formerly, and by Log Creek and Turkey Creek; on the EAST by lands of J.

S. Strom and Champion Paper Company; on the SOUTH by lands of Champion Paper Company; and on the WEST by lands of Bryan, Byrd, and M. G. and J. J. Dorn.

All that certain piece, parcel or tract of land, situate, lying and being in Edgefield County, South Carolina, containing Two and One-Tenth (2.1) acres, more or less, and being the shaded area on a plat of M. E. Reames, R. L. S., dated July 2, 1968, and being all the lands South of Rocky Creek on that tract of land purchased by Canal Wood Corporation from Dr. A. R. Nicholson by deed dated August 2, 1968, and recorded in Deed Book 52, Page 338 in the office of the Clerk of Court for Edgefield County, South Carolina.

EXCLUDING THEREFROM THE FOLLOWING:

All that certain piece, parcel or tract of land, situate, lying and being in Edgefield County, South Carolina, containing Three and Seven-Tenths (3.7) acres, more or less, and the same being the shaded portion on a plat of M. E. Reames, R. L. S., dated July 2, 1968, and being all the lands North of Rocky Creek on that tract purchased by John Rainsford, Jr., from Dr. A. R. Nicholson, by deed dated June 8, 1942, and recorded in Deed Book 37, Page 771 in the office of the Clerk of Court for Edgefield County, South Carolina, and being a portion of the lands conveyed to the Grantors by deed of John Rainsford dated January 15, 1975, and recorded in Deed Book 65, Page 197 in the office of the Clerk of Court for Edgefield County, South Carolina.

This being the identical property conveyed to Rainsford and Sons by the following deeds:

(a) Deed of John Rainsford, Jr. dated January 15, 1975, and recorded in Deed Book 65, Page 197.

(b) Deed of Canal Industries, Inc., dated May 19, 1978 and recorded in Deed Book 76, Page 114.

LESS the 3.17 acres (described hereinabove) conveyed to Canal Industries, Inc. by deed dated May 19, 1978 and recorded in Deed Book 76, Page 113.

All that certain piece, parcel or tract of land, together with all improvements thereon, situate, lying and being within the Town of Edgefield, County of Edgefield, State of South Carolina, containing One and Ninety One Hundredths (1.91) net acres, more or less, as will more fully appear by reference to a plat prepared by Ernest R. Bryan, Jr., R. L. S., dated February 2, 1984, and recorded in the office of the Clerk of Court for Edgefield County, South Carolina in Plat Book 26, Page 70, wherein the herein described property appears as Lot "A". Said plat is incorporated in, and made a part and parcel of, this description by reference thereto. Said property is bounded, according to said plat, generally as follows: on the NORTH by lands of Jenkins and Raiford; on the EAST by lands of Hamilton and by Lot "B" on said plat; on the SOUTH by right-of-way of Coral Street; and on the WEST by right-of-way of Mims Street.

All that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in the Town of Edgefield, County of Edgefield, State of South Carolina, containing One and Thirty Two Hundredths (1.32) acres, more or less, as will more fully appear by reference to a plat thereof prepared by Ernest R. Bryan, Jr., R. L. S., dated February 2, 1984, and recorded in the office of the Clerk of Court for Edgefield County, South Carolina in Plat Book 26, Page 70. Said plat is incorporated in, and made a part and parcel of, this description by reference thereto. Said property is bounded according to said plat, generally as follows: on the NORTH by lands of Wood and Hungerpillar; on the NORTHEAST and EAST by right-of-way of Gray Street; and on the SOUTH and WEST by Lot "B" on said plat.

All that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being within the Town of Edgefield, County of Edgefield, State of South Carolina, containing Eighty Seven Hundredths (0.87) of an acre, more or less, and bounded and described generally as follows: on the NORTH by right-of-way of Nicholson Street of said Town; on the EAST by right-of-way of the Norfolk - Southern Railway; on the SOUTH by lands now or formerly of the Fountain of Life Ministries, Inc.; and on the WEST by right-of-way of Peachtree Street.

This being the identical property conveyed to Rainsford and Sons, a South Carolina General Partnership, by deed of J. Gordon Alford, dated May 1, 1984 and recorded in the office of the Clerk of Court for Edgefield County, South Carolina in Deed Book 97, Page 140.

McCORMICK COUNTY PROPERTY:

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of McCormick, State of South Carolina, containing 113.4 acres, more or less, as shown on that plat by G. E. Cantelou, R. L. S., dated July, 1954, and recorded in the office of the Clerk of Court for McCormick County in Plat Book 4, Page 9. Said tract is bounded on the NORTH by lands of the U. S. Forestry Service; on the EAST by lands of U. S. Forestry Service and by lands of M. G. and J. J. Dorn, Inc.; on the SOUTH by lands of M. G. and J. J. Dorn, Inc.; and on the WEST by lands of M. G. and J. J. Dorn, Inc.

Said tract is also shown in the office of the Auditor and Tax Assessor for McCormick County on Tax Map No. 220-0005.

This being the identical property conveyed to Rainsford and Sons, A General Partnership, by deed of John Rainsford, Jr., dated January 15, 1975, and recorded February 27, 1975, in the office of the Clerk of Court for McCormick County, South Carolina in Deed Book 38, Page 129.

The within described property being subject to that Memorandum of Mining Lease and Option Agreement recorded in the office of the Clerk of Court for McCormick County in Deed Book 39, Page 44.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said: Rainsford and Sons, A General Partnership consisting of John Rainsford, III and Thomas Benjamin Rainsford, it Successors, Heirs and Assigns forever.

And I do hereby bind me and my Heirs and Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said: Rainsford and Sons, A General Partnership consisting of John Rainsford, III and Thomas Benjamin Rainsford, its Successors, Heirs and Assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness the execution hereof by grantor this 26<sup>th</sup> day of November in the year of our Lord one thousand nine hundred and eighty and in the two hundred and tenth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and  
Delivered in the  
Presence of

Joe F. Anderson  
Reverend J. Hastings

  
\_\_\_\_\_  
GEORGE LYWOOD RAINSFORD

(L.S.)

STATE OF SOUTH CAROLINA:

COUNTY OF EDGEFIELD:

Personally appeared before me, the undersigned witness and made oath that (s)he saw the within named GEORGE LYWOOD RAINSFORD, Sign, Seal and as his Act and Deed deliver the within



written Deed; and that (s)he with Joe F. Anderson, Jr., witnessed the execution thereof.

SWORN to before me this  
26<sup>th</sup> day of November, 1985.

Renee D. Hastings

Joe F. Anderson Jr. (L.S.)  
Notary Public for South Carolina

My Commission Expires: 1-19-92

THIS DEED IS BEING EXECUTED IN DUPLICATE ORIGINALS, ONE ORIGINAL THEREOF BEING RECORDED IN EDGEFIELD COUNTY, SOUTH CAROLINA, AND THE OTHER ORIGINAL THEREOF BEING RECORDED IN MCCORMICK COUNTY, SOUTH CAROLINA.

AUDITOR'S OFFICE  
MCCORMICK COUNTY

Recorded this 26<sup>th</sup>  
day of November 1985  
in Book 7, Page 54

Jeanelle P. McIntosh Auditor

STATE OF SOUTH CAROLINA  
COUNTY OF MCCORMICK

filed for record NOV 26 1985

A.D. 19 at 2:00 o'clock PM

and duly recorded in Book 74

of Deeds page 106

Edith R. Harris

Clerk of Court  
Ex Officio  
R M C

State of South Carolina,  
COUNTY OF McCormick }

Deed Bk 38 pg. 129  
Recorded 2/27/75

Know All Men By These Presents, That

John Rainsford, Jr.

in the State aforesaid for and in consideration of the  
sum of Five and no/100 (\$5.00) Dollars and love and affection  
to me paid by Rainsford & Sons, a general partnership consisting of John  
Rainsford, III, Thomas Benjamin Rainsford, and George Lynwood Rainsford  
in the State aforesaid, the receipt whereof is hereby  
acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release  
unto the said

RAINSFORD & SONS, A GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS

All that certain piece, parcel, and tract of land situate, lying, and being in the  
County of McCormick, State of South Carolina, containing one hundred thirteen and four  
tenths (113.4) acres, more or less, bounded and described as follows: North by United  
States Forestry Service; East by United States Forestry Service and M.G. and J.J. Dorn,  
Inc.; South by M.G. and J.J. Dorn, Inc.; and West by M.G. and J.J. Dorn, Inc., as will  
more fully appear by a plat and survey of the same made by George E. Cantelou, Registered  
Land Surveyor, dated July, 1954, said plat made a part and parcel of this description  
and incorporated herein and recorded in Plat Book 4 at page 9 in the Office of the Clerk  
of Court for McCormick County, S. C..

This is the identical tract of land owned by John Rainsford and Allene S. Rainsford,  
Executors of the estate of H. A. Smith, deceased, and is one of the tracts of land  
conveyed to Allene S. Rainsford by Allene S. Rainsford, Executrix and John Rainsford,  
Jr., Administrator, C.T.A. d.b.n. of the estate of H. A. Smith, deceased, and further  
conveyed by Allene S. Rainsford to John Rainsford, Jr. by deed dated August 24, 1954  
and recorded in Deed Book 22 at page 16 in the office of the Clerk of Court for McCormick  
County.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises be-  
longing or in anywise incident or appertaining.

To Have and to Hold all and singular the premises before mentioned unto the said  
Ruinsford & Sons, a General Partnership, its successors and

~~Heirs~~ and Assigns forever

And I do hereby bind myself and my Heirs, Executors  
and Administrators, to warrant and forever defend all and singular the said premises unto the said

Ruinsford & Sons, a General Partnership, its successors and

~~Heirs~~ and Assigns, against me and my Heirs and against every  
person whomever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 15 day of January  
in the year of our Lord one thousand nine hundred and SEVENTY-FIVE  
and in the one hundred and ninety-ninth year of the Sovereignty  
and Independence of the United States of America.

Signed, Sealed and Delivered  
in the presence of

C. M. Turner  
Donald B. M. Keller

John Ruinsford (SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA,

McCORMICK

County

Personally appeared before me

C. M. TURNER

and made oath that ~~she~~ he saw the within named John Rainsford, Jr.

sign, seal and as his act and deed, deliver the within written Deed for the uses and purposes therein

mentioned, and that he, with DONALD H. McLELLAN witnessed the execution thereof.

SWORN to before me this

15

day of

January

19 75

Donald H. McLeellan (L. S.)

Notary Public of S. C.

My Commission Expires

2/23/81

STATE OF SOUTH CAROLINA,

McCORMICK

County

RENUNCIATION OF DOWER

I,

Donald H. McLeellan

, do hereby certify

unto all whom it may concern, that Mrs. Lenolia Rowland Rainsford

the wife of the within named John Rainsford, Jr.

did this day appear before me, and upon being privately and separately examined by me, did declare that she does

freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release

and forever relinquish unto the within named Rainsford & Sons, a General Partnership,

its successors and assigns

WITNES

~~and assigns~~, all her interest and estate, and also her rights and Claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this

15

day of

January

Anno Domini 19 75

Donald H. McLeellan (L. S.)

Notary Public of S. C.

My Commission Expires:

2/23/81

Lenolia Rowland Rainsford

THE STATE OF SOUTH CAROLINA, }

KNOW ALL MEN BY THESE PRESENTS:

County of McCormick.

THAT I, Allene S. Rainsford, of the Town of Edgefield, County of Edgefield in the State aforesaid for and in consideration of the sum of Five and no/100 (\$5.00) Dollars and love and affection, ~~xxx~~ which I bear to my son to me in hand paid, at and before the sealing of these presents, by John Rainsford, Jr., of the Town of Edgefield, County of Edgefield

~~xxxxxx~~ in the State aforesaid (the receipt whereof is hereby acknowledged). have GRANTED, BARGAINED, SOLD AND RELEASED, and by these presents DO GRANT, BARGAIN, SELL AND RELEASE, unto the said John Rainsford, Jr., his heirs and assigns forever, all that certain piece, parcel, and tract of land situate, lying, and being in the County of McCormick, State of South Carolina, containing one hundred thirteen and four tenths (113.4) acres, more or less, bounded and described as follows: North by United States Forestry Service; East by United States Forestry Service and M.G. and J.J. Dorn, Inc.; South by M.G. & J.J. Dorn, Inc.; and West by M.G. and J.J. Dorn, Inc. As will more fully appear by a plat and survey of the same made by George E. Cantelou, Registered Land Surveyor, dated July, 1954, said plat made a part and parcel of this description incorporated herein and recorded in plat book 4 at page 9 for McCormick County, S.C.

This is the identical tract of land owned by John Rainsford and Allene S. Rainsford, Executors of the estate of H.A. Smith, deceased, and is one of the tracts of land conveyed to Allene S. Rainsford, Executrix and John Rainsford, Jr., Administrator, C.T.A. d.b.n. of the estate of H.A. Smith, deceased.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining:

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said John Rainsford, Jr., his heirs and assigns, forever. And I do hereby find myself and my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said John Rainsford, Jr., his heirs and assigns, against me and my heirs. And against all others whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my hand and seal, this 24th day of August A. D. 1954, and in the one hundred and seventy-ninth year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Mrs. Allene S. Rainsford (SEAL) J.R. Folk (SEAL) Jewel Seawright (SEAL)

THE STATE OF SOUTH CAROLINA, }  
~~xxxxxx~~ Edgefield County

TITLE TO REAL ESTATE

PERSONALLY APPEARED before me Jewel Seawright and made oath that s/he saw the within named Allene S. Rainsford sign, seal, and as ~~his~~ her act and deed, deliver the within written deed; and that s/he with J.R. Folk witnessed the execution thereof. Jewel Seawright

Sworn to before me this 24th day of August 1954  
J.R. Folk  
Notary Public of South Carolina (L.S.)

THE STATE OF SOUTH CAROLINA, }  
County of McCormick.

NO RENUNCIATION OF DOWER

I, do hereby certify unto all whom it may concern, that Mrs. the wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever renounce, release and forever relinquish unto the within named heirs and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal, this day of Anno Domini Nineteen Hundred and (SEAL)

Recorded this 1st day of September

19 54 and certified at 9:00 A.M.

